

Casa Palanca

Region: Tuscany **Sleeps:** 4

Overview

Casa Palanca is a bright and airy holiday villa situated in a residential area built up with local amenities and close to the historic city of Lucca.

The well-maintained house is decorated in a rustic cottage style with exposed beams and traditional terracotta tiles which give the house a warm and welcoming feel. The cosy living area features a pretty fireplace and has lovely doors leading out to the garden whilst the charming kitchen-diner is ideal for cooking up a Tuscan feast.

The two-bedroom home is a great base for a family or a small group of friends to stay who wish to explore the wonderful surrounding town and cities or you could simply while away your days relaxing by your lovely private pool or dining al-fresco under the delightful covered patio.

There are plenty of amenities near to the house, with shops and restaurants just a short walk away and charming Tuscan villages within a short drive. When you are looking for somewhere more lively, Lucca, just 11km away, is full of great attractions to visit such as the city walls which can be explored by foot or by cycle. Inside the beautiful walls, there is also plenty to see including many ancient churches, after all Lucca is nicknamed 'the city of a hundred churches'! A great one to start at is the cathedral which has been standing since the 11th century and is filled with stunning religious art. There are also plenty of trendy bars and restaurants to unwind in after a busy day of exploring.

You are also well placed to head into the rolling Tuscan hills where you can enjoy hiking trails through ancient woodlands, have a picnic in the grounds of stunning botanical gardens of Renaissance villas or sample wines at wonderful vineyards. As well as being close to the



campagna, you are also nestled in between the famous city of Pisa and the coastal town of Viareggio. Whether you would like to spend the day visiting the Leaning Tower or dipping your toes into beautiful blue seas, both are just 40 minutes from the villa by car.

Facilities

Wi-Fi/Internet • Air-Con • Wine Tasting • Ground Floor Bed & Bath • Cycling • Historical Sites • Walking/Hiking Paths • Great Value • Walk to Village • Cots (Cribs) • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Satellite TV • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior

Ground Floor

- Living room with fireplace, double sofa bed, satellite TV and doors out to garden
- Kitchen/dining room with table, hobs, oven, washing machine, fridge/freezer, dishwasher, microwave and coffee machine and door leading outside
- Twin bedroom
- Double bedroom with access to garden
- Bathroom with shower, bidet and toilet

Outside Grounds (approx. 400m2)

- Swimming pool (6.6m x 2.8m, depth: 1.2m), open approximately beginning-May to mid-September
- Private garden with lawns and trees
- Sun loungers and parasols
- Covered terrace with dining furniture
- Barbecue
- Parking

Facilities

- Air-conditioning
- Wi-Fi
- Satellite TV
- Fireplace
- Washing machine



Location & Local Information

Situated in a residential area close to local shops and restaurants, Casa Palanca is an ideal base for an Italian holiday in Tuscany. Due to the great location, you are perfectly placed to enjoy the best of the Tuscan countryside as well as all of the culture and excitement of some of the most popular Italian cities.

Just 11km from your villa is the breathtaking city of Lucca which has enough attractions to fill all of your days if you want to stay local. A guided tour is a brilliant way to learn about Lucca's history and find other attractions to visit along the way. There is one guided tour available which combines a walk around the walls of the city with wine tasting at different locations, a perfect way to spend an afternoon. Or if you are more of a foodie then there are many cookery classes at nearby farms or in the centre of Lucca, including pasta making courses.

Viareggio is another great town to visit. The town has a thriving centre with plenty of shops and restaurants but is also on the coast so there are ports and beaches as far as the eye can see! Make sure you give the local seafood a try while you are there, though the kids may prefer a trip to one of the ice-cream parlours on the promenade.

In the opposite direction is Pisa which has much more than its famous Leaning Tower to offer, though a visit to the main attraction is often enjoyed by everyone. A walk along the River Arno is great for getting away from the main tourist trail, have a drink in a local bar or look out the for lovely 14th century Palazzo Blu, a palace turned art gallery tucked away by the river.

A day out in Florence is another highlight of this area with its amazing art galleries, palazzi and churches. South of Florence, explore the famous Chianti hills, visiting vineyards and idyllic hilltop towns such as Castellina in Chianti, Certaldo and San Gimignano, all around ninety minutes away.

Local Amenities



Nearest Airport	Pisa (43 km)
Nearest Airport 2	Florence (67 km)
Nearest Village	(1 km)
Nearest Town/City	Lucca (11 km)
Nearest Restaurant	(850 m)
Nearest Bar/Pub	(350 m)
Nearest Beach	(35 km)
Nearest Supermarket	(2 km)

What we love

- Casa Palanca sits in a lovely enclosed garden with a private pool and al-fresco eating areas, ideal for relaxing in the sunshine
- The house is located in a residential area with shops and restaurants close by and is just 11km from the Renaissance walled-city of Lucca
- The home is ideally placed to explore Tuscany; with Pisa and the coast 40 minutes away and Florence just over an hour away

What you should know...

- The villa can sleep up to 6 guests, with the 2 additional guests sleeping on the sofa bed. Please enquire for more information.
- Although this property is located in a built-up residential area, a car is highly recommended to make the most of this wonderful region.
- Quiet and non-intrusive owners live next door to the villa, they will be very happy to help if required.
- Please note that reduced rates are available for 2 guests on request during all periods except peak season. Please enquire for details and prices.
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

Terms & Conditions

- **Security deposit:** €200 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 8.00 a.m. - 10.00 a.m.
- **Energy costs included?:** Extra cost, payable locally in cash and based on consumption.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that reduced rates are available for 2 guests on request during all periods except peak season. Please enquire for details and prices.
 Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 Please note that a Babycot is available on request at extra cost. Please enquire for further info.

- **Changeover day:** Saturday in July and August. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €120, payable locally. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights in July and August. 2-5 nights minimum stay during all other periods.
- **Heating costs included?:** Extra €1.70/m3, payable locally (on request).
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately beginning-May to mid-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** CIN: IT046007C2WIVNW7LL CIR: 046007LTN0024